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GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



November 24, 2014

Brian D. Papke
Capital City Real Estate, LLC
PO Box 96503 #38430
Washington, DC 20090-6503

RE: 3566 13th St. NW – Zoning PDRM – Meeting follow-up

Dear Mr. Papke:

It was a pleasure to meet with you and your development team on October 15th, 2014 regarding the proposed project located at 3566 13th St. NW (Square 2834, Lot 0839). In summation, we reviewed the conceptual plans that were submitted regarding the proposed project design. This project is a conversion and addition to an existing single family building, into a seven unit multi-family residential use. The following determinations were identified, based on those 10/28/2014 plans, as a project that is conforming as a matter of right in the subject R-4 zoning district:

- Project is a residential conversion and addition to an existing single family building into seven (7) dwelling units. Site area is 6,350 s.f. / 900 s.f. per unit = 7.06 units allowed.
- Adequate parking in the rear of the property to serve the proposed 7 units, with 5 proposed where 2 are required, and are served via the existing public alley.
- Minimum rear yard setback is 20'-0". 20'-0" is proposed.
- The existing side yard on the north side will remain and be extended at 5'-1.5". The existing and conforming side yard on the south side will be filled in to the side property line.
- Building height as noted on the elevation drawings – 37'-3", less than the 40' maximum height—as measured from the middle of the front of the building facing 13th Street.
- Maximum lot coverage is 60%. Coverage proposed = 53.7%.
- No Inclusionary Units are required to be provided since the building has less than 10 units.
- Designation of lower level is a cellar.

- Rooftop structure as shown is a single structure, and in compliance with the rooftop structure Section 411. Not counted as a story, portion of the use is in support of the outdoor recreational use of the roof decks as shown.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the attached plans and information noted above. Please let me know if you have any further questions.

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachments: Proposed Plan Set
Survey